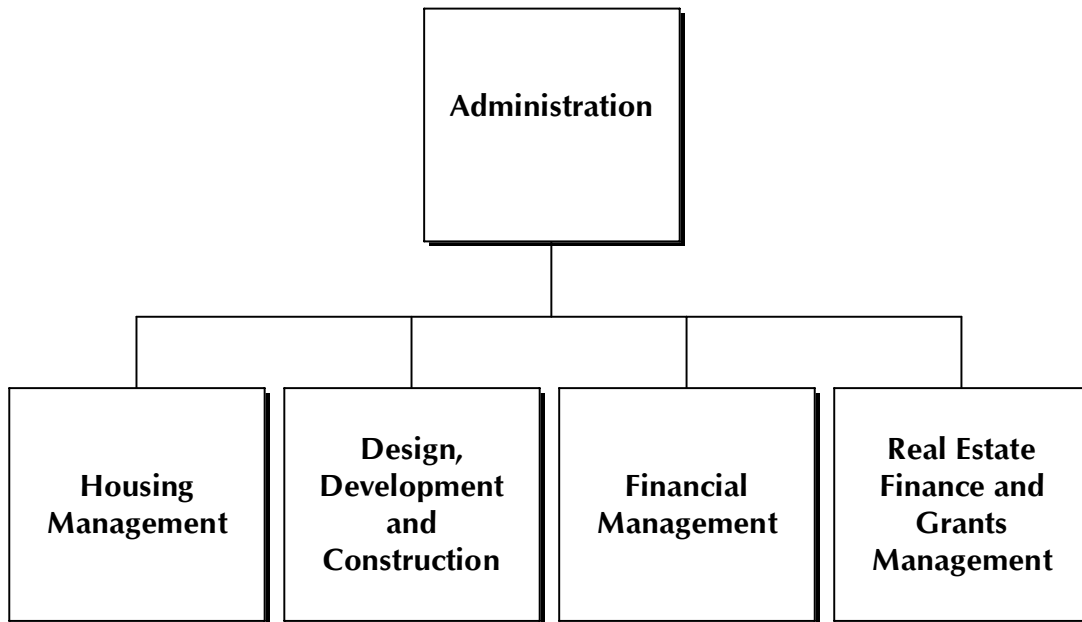


# **Fund 940**

## **Fairfax County Redevelopment and Housing Authority General Operating**

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### **Mission**

To preserve and increase opportunities for affordable housing in Fairfax County based on need, community priorities and the policy of the Board of Supervisors and the Fairfax County Redevelopment and Housing Authority (FCHRA). Driven by community vision, to lead efforts to revitalize older areas of Fairfax County, to spur private reinvestment, maximize existing infrastructure and public investment, reverse negative perceptions and create employment opportunities.

### **Focus**

This fund includes all FCRHA revenues generated by financing fees earned from the issuance of bonds, monitoring and service fees charged to developers, management fees, investment income, project reimbursements, consultant fees and ground rents on land leased to developers. Revenue supports operating expenses for the administration of the private activity bonds, Home Improvement Loan Program (HILP) staff, and other administrative costs, which crosscut many or all of the housing programs.

In FY 2008, revenue projections for Fund 940, FCRHA General Operating, are \$3,210,388, an increase of \$951,587, or 42 percent over the FY 2007 Adopted Budget Plan amount. The revenue increase is primarily attributable to a projected increase in developer fee income from the Glenwood Mews and Cedar Ridge projects. Expenditures are \$3,210,388, an increase of \$125,432, or 4 percent over the FY 2007 Adopted Budget Plan due primarily to salary adjustments to support the County's compensation program.

Staff costs in the FCRHA Home Improvement Loan Program are supported by revenues from that program. Staff costs associated with FCRHA real estate development and financing activities are supported by the financing and development fees generated by these activities. The Department of Housing and Community Development (HCD) has been expanding the scope of activities associated with revitalization and redevelopment activities. The activities are reimbursed from Fund 340, Housing Assistance Program, which will cover anticipated expenditures associated with staff and administrative costs.

The FCRHA will continue to make tax-exempt financing available and earn related financing fees. The financing will be used for the agency's own development as well as for the construction or preservation of qualified multi-family housing owned by other developers. However, because many types of projects must

# Fund 940

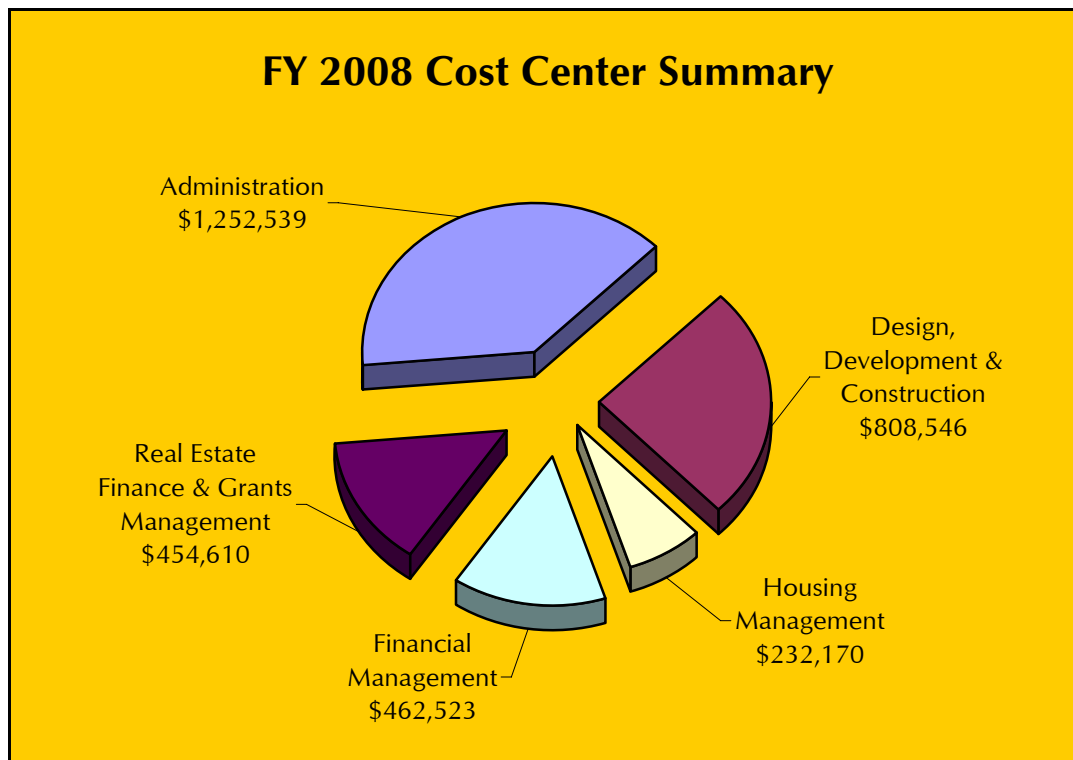
## Fairfax County Redevelopment and Housing Authority General Operating

compete for an allocation of tax-exempt bond authority from the limited pool of such authority available in the Commonwealth of Virginia, the number of FCRHA tax-exempt bond issues in any year is limited and will vary significantly from year to year. Under this financing mechanism, a percentage of the units in a housing development must meet lower income occupancy requirements. Since 1986, there have been two alternate standards for meeting these requirements. Either 20 percent of the units must be occupied by households with incomes at 50 percent or less of the Washington D.C./Baltimore Metropolitan Statistical Area (MSA) median income (adjusted for household size), or 40 percent of the units must be occupied by households with 60 percent or less of the MSA median income.

The FCRHA will also utilize its financing capabilities to support revitalization activities in the designated Revitalization Districts in the County. In addition to work on new developments and revitalization, the FCRHA will continue to monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

### Budget and Staff Resources

Agency Summary					
Category	FY 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	FY 2008 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	30/ 30	30/ 30	31/ 31	30/ 30	31/ 31
Expenditures:					
Personnel Services	\$1,637,397	\$2,236,145	\$2,236,145	\$2,361,577	\$2,361,577
Operating Expenses	833,143	848,811	870,293	848,811	848,811
<b>Total Expenditures</b>	<b>\$2,470,540</b>	<b>\$3,084,956</b>	<b>\$3,106,438</b>	<b>\$3,210,388</b>	<b>\$3,210,388</b>



# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

Position Summary		
<u>ADMINISTRATION</u>	<u>DESIGN, DEVELOPMENT AND CONSTRUCTION</u>	<u>REAL ESTATE FINANCE AND GRANTS MANAGEMENT</u>
1 Information Officer III	3 Housing/Community Developers V	1 Housing/Community Developer IV
1 Information Officer II	1 Housing/Community Developer IV	3 Housing/Community Developers II
2 Administrative Assistants IV	3 Housing/Community Developers III	1 Management Analyst III
1 Housing/Community Developer V	2 Housing/Community Developers II	1 Administrative Assistant III
<u>FINANCIAL MANAGEMENT</u>	<u>HOUSING MANAGEMENT</u>	
1 Fiscal Administrator	1 Housing Services Specialist IV	
2 Accountants III	1 Housing Services Specialist III	
1 Accountant II	1 Housing Services Specialist II	
1 Administrative Assistant IV	1 Administrative Assistant II	
1 Administrative Assistant III		
1 Administrative Assistant II		
<b>TOTAL POSITIONS</b>		
<b>31 Positions / 31.0 Staff Years</b>		

### FY 2008 Funding Adjustments

The following funding adjustments from the FY 2007 Revised Budget Plan are necessary to support the FY 2008 program:

- ◆ **Employee Compensation** **\$125,432**  
An increase of \$125,432 in Personnel Services associated with salary adjustments to support the County's compensation program.
- ◆ **Operating Expenses** **(\$21,482)**  
A decrease of \$21,482 in Operating Expenses is due to encumbered carryover.

### Board of Supervisors' Adjustments

*The following funding adjustments reflect all changes to the FY 2008 Advertised Budget Plan, as approved by the Board of Supervisors on April 30, 2007:*

- ◆ The Board of Supervisors made no adjustments to this fund.

# **Fund 940**

## **Fairfax County Redevelopment and Housing Authority General Operating**

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### **Changes to FY 2007 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2007 Revised Budget Plan since passage of the FY 2007 Adopted Budget Plan. Included are all adjustments made as part of the FY 2006 Carryover Review and all other approved changes through December 31, 2006:*

◆ **Carryover Adjustments**

**\$21,482**

*As part of the FY 2006 Carryover Review, \$21,482 was added due to encumbered carryover primarily for consultant costs and various program expenses.*

*The following funding adjustments reflect all approved changes to the FY 2007 Revised Budget Plan from January 1, 2007 through April 23, 2007. Included are all adjustments made as part of the FY 2007 Third Quarter Review:*

◆ **Huntington Flood Insurance Program**

**\$0**

*Subsequent to the FY 2007 Third Quarter Review, 1/1.0 SYE Housing Community Developer II was added to administer the Huntington Flood Insurance Program in Fund 340, Housing Assistance Program, and other home improvement loan programs. This position will be equally supported by existing resources within Fund 940, Fairfax County Redevelopment and Housing Authority General Operating, and Fund 142, Community Development Block Grant.*

# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

### FUND STATEMENT

#### Fund Type H94, FCRHA General Revenue

#### Fund 940, FCRHA General Operating

	FY 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	FY 2008 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$8,960,854</b>	<b>\$8,658,171</b>	<b>\$9,641,272</b>	<b>\$8,401,206</b>	<b>\$8,793,635</b>
Revenue:					
Investment Income <sup>1,2</sup>	\$299,858	\$89,074	\$89,074	\$280,607	\$280,607
Monitoring/Developer Fees <sup>3</sup>	496,700	466,566	466,566	1,248,392	1,248,392
Rental Income	56,008	63,912	63,912	63,912	63,912
Program Income	1,211,352	1,243,687	1,243,687	1,219,309	1,219,309
Other Income <sup>1</sup>	1,087,040	395,562	395,562	398,168	398,168
<b>Total Revenue</b>	<b>\$3,150,958</b>	<b>\$2,258,801</b>	<b>\$2,258,801</b>	<b>\$3,210,388</b>	<b>\$3,210,388</b>
<b>Total Available</b>	<b>\$12,111,812</b>	<b>\$10,916,972</b>	<b>\$11,900,073</b>	<b>\$11,611,594</b>	<b>\$12,004,023</b>
Expenditures:					
Personnel Services <sup>1</sup>	\$1,637,397	\$2,236,145	\$2,236,145	\$2,361,577	\$2,361,577
Operating Expenses <sup>1</sup>	833,143	848,811	870,293	848,811	848,811
<b>Total Expenditures</b>	<b>\$2,470,540</b>	<b>\$3,084,956</b>	<b>\$3,106,438</b>	<b>\$3,210,388</b>	<b>\$3,210,388</b>
<b>Total Disbursements</b>	<b>\$2,470,540</b>	<b>\$3,084,956</b>	<b>\$3,106,438</b>	<b>\$3,210,388</b>	<b>\$3,210,388</b>
<b>Ending Balance</b>	<b>\$9,641,272</b>	<b>\$7,832,016</b>	<b>\$8,793,635</b>	<b>\$8,401,206</b>	<b>\$8,793,635</b>
Debt Service Reserve on					
One University Plaza	\$278,106	\$278,106	\$278,106	\$278,106	\$278,106
Cash with Fiscal Agent	4,926,236	5,011,666	5,011,666	5,011,666	5,011,666
<b>Unreserved Ending Balance</b>	<b>\$4,436,930</b>	<b>\$2,542,244</b>	<b>\$3,503,863</b>	<b>\$3,111,434</b>	<b>\$3,503,863</b>

<sup>1</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been made which increase the FY 2006 ending balance by \$392,428.87. A commensurate impact is reflected on the balance carried forward to FY 2007. In particular, revenues are increased \$517,038.24 and expenditures are increased \$124,609.37. These adjustments were included in the FY 2006 Comprehensive Annual Financial Report (CAFR). Details of the FY 2006 audit adjustments were included in the FY 2007 Third Quarter Package.

<sup>2</sup> The FY 2008 increase is due to anticipated increases in interest income for the investment and pooled cash accounts.

<sup>3</sup> The FY 2008 budgeted amount is due primarily to anticipated revenue from developer fees of \$686,287 for Cedar Ridge and \$328,400 for Glenwood Mews.